

**MINUTES
ENTERPRISE ZONE COMMISSION MEETING
MONDAY, NOVEMBER 9, 2009**

1. CALL TO ORDER

The meeting was called to order by Chair Biede at 5:07 p.m.

2. ROLL CALL

Present: Andersen, Biede, Jares, Milford and Stazzoni
Absent: Bates, Hornbeck, and Prichard
CD Staff: Tina Hochwender
Others: Lloyd Banks

3. ADOPTION OF AGENDA

Motion by Milford, second by Andersen to adopt the agenda as printed. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF SEPTEMBER 16, 2009

Motion by Stazzoni, second by Milford to adopt the minutes as printed. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION

Presented by staff.

6. REVIEW OF APPLICATION

A. Western Iowa Land Development, LLC – Lots 1, 21, 22, 23 and 24 in Zaiger Addition

Hochwender introduced Lloyd Banks who was present at the meeting representing the application. Hochwender also summarized the project to the Commission and explained that all of the lots are located in the Zaiger Addition, at 25th Avenue and South 16th Street. This is an area that the Commission has received numerous requests for Enterprise Zone assistance.

Western Iowa Land Development, LLC (WILD) has included their building plans in the application and they will be constructing two story style homes. These homes will have attached two car garages, three bedrooms and approximately 1,250 finished square feet. The total project investment is \$695,000. Each home will be valued at \$139,000. The estimated total financial enterprise zone incentive available to the project is \$85,500. The developer agrees to comply with the adopted local requirements, as they have done so in the past.

Stazzoni inquired about the number of lots in the subdivision and Hochwender responded 98. He also asked about the number of lots left in the subdivision and Banks estimated 20-30. Stazzoni asked Banks how soon he planned on starting the construction of the homes. Banks replied that he would like to start construction in December, depending on the weather and the timing of the State's approval. In response to a question by Stazzoni, Banks said he wanted to have the construction completed by July 1st.

Motion by Andersen, second by Jares to concur with staff's recommendation and approve the applicant's request for Enterprise Zone benefits as submitted. The motion carried by a unanimous voice vote by those present. Hochwender informed Banks that City Council will review this application at their meeting on November 23rd.

7. OTHER BUSINESS

Stazzoni requested current maps of all the Enterprise Zone areas and an updated roster be sent to the Commissioners.

8. ADJOURNMENT

Motion by Milford, second by Stazzoni to adjourn the meeting. Motion carried by unanimous voice vote.